067.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	630,800 / 630,800
					USE VALUE:	630,800 / 630,800
					ASSESSED:	630,800 / 630,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAHLBOM DIANNE
Owner 2:	
Owner 3:	
Street 1:	90 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WAGGETT MARGARET -
Owner 2:	-
Street 1:	90 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,724 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Wood Shingle Exterior and 1470 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4724.000	257,300		373,500	630,800
Total Card	0.108	257,300		373,500	630,800
Total Parcel	0.108	257,300		373,500	630,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.12 | /Parcel: 429.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	42867
GIS Ref	
GIS Ref	
Insp Date	11/08/16

!5727!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 067.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	257,500	0	4,724.	373,500	631,000	631,000	Year End Roll	12/18/2019
2019	101	FV	218,700	0	4,724.	346,900	565,600	565,600	Year End Roll	1/3/2019
2018	101	FV	218,700	0	4,724.	346,900	565,600	565,600	Year End Roll	12/20/2017
2017	101	FV	197,700	0	4,724.	304,200	501,900	501,900	Year End Roll	1/3/2017
2016	101	FV	197,700	0	4,724.	277,500	475,200	475,200	Year End	1/4/2016
2015	101	FV	186,000	0	4,724.	245,500	431,500	431,500	Year End Roll	12/11/2014
2014	101	FV	186,000	0	4,724.	232,100	418,100	418,100	Year End Roll	12/16/2013
2013	101	FV	186,000	0	4,724.	220,900	406,900	406,900		12/13/2012

PRINT

Date	Time
12/10/20	20:34:23

LAST REV

Date	Time
06/19/17	14:14:50
danam	

USER DEFINED

Prior Id # 1:	42867
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5727

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WAGGETT MARGARE	53792-445		11/5/2009		400,000	No	No		
WEIR ROBERT C	50468-373		12/14/2007		379,000	No	No		
ESHER SUSAN	24401-100		3/29/1994		173,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/13/2015	1542	Redo Bas	30,000					
9/24/2012	1195	Re-Roof	11,880	C				
4/23/2010	344	Redo Kit	30,000	C				& RENO EFP
4/1/1996	89	Manual	3,950					REROOF
1/31/1995	34	Manual	1,200					REPAIR TERMITE DAM

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2016	Meas/Inspect	DGM	D Mann
11/8/2016	Permit Visit	DGM	D Mann
4/12/2013	Info Fm Prmt	EMK	Ellen K
7/22/2010	Info Fm Prmt	BR	B Rossignol
4/13/2009	Measured	372	PATRIOT
12/3/2008	MLS	MM	Mary M
4/19/2000	Inspected	270	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4724		Sq. Ft.	Site		0	70.	1.13	12			Topo	-5					373,545						373,500	

Total AC/HA: 0.10845 | Total SF/SM: 4724 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 373,545 | Spl Credit | Total: 373,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98745072
Adj $ / SQ:	139.971
Other Features:	87500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	316111
Depreciation:	58797
Depreciated Total:	257314

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

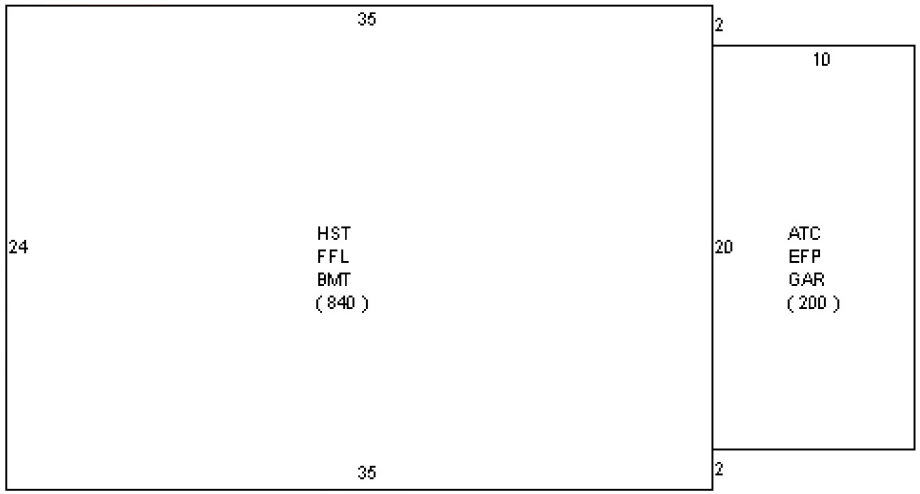
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	139.97
Special Features:	0	Val/Su Net:	100.12
Final Total:	257300	Val/Su SzAd	193.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	840	62.460	52,468
FFL	First Floor	840	139.970	117,576
HST	Half Story	420	83.980	35,273
EFP	Enclos Porch	200	40.330	8,065
GAR	Garage	200	27.150	5,431
ATC	Attic	70	139.970	9,798

Net Sketched Area:	2,570			Total:	228,611
Size Ad	1330	Gross Are	3120	FinArea	1470

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	
HST	100	UNF	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	